

Contact us

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Website

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

26/H/26 6047



Floor Plans...



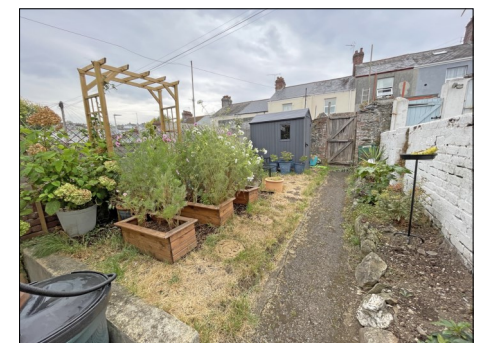
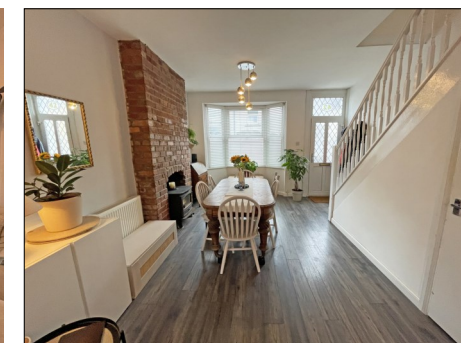
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**42 Lorrimore Avenue, Stoke,
Plymouth, PL2 1HZ**

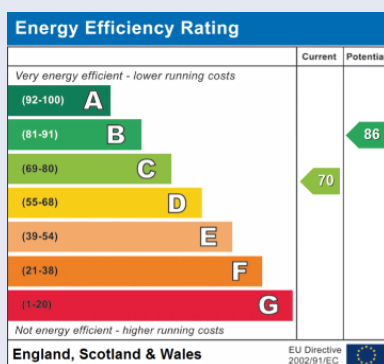
**BEAUTIFULLY PRESENTED
DECEPTIVELY SPACIOUS
THREE BEDROOMS
LOUNGE & DINING AREAS
MODERN KITCHEN
MODERN SHOWER ROOM
REAR GARDEN**

We feel you may buy this property because...

‘Of the deceptively spacious and beautifully presented accommodation.’

£200,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Solid Stone/Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Rear Garden

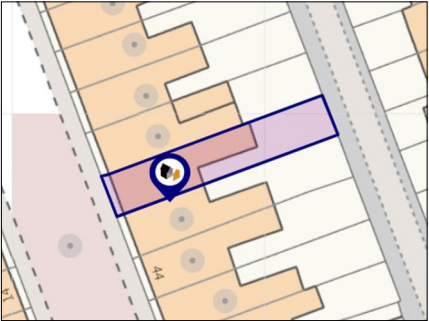
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This deceptively spacious and beautifully presented property would make the perfect first time or family home. Internally the property opens to an open plan living area incorporating the dining area and lounge, both with feature exposed chimney breasts, there is a modern fitted kitchen with a range of integrated appliances, utility area, a modern shower room and three first floor bedrooms. Further benefits include double glazing, central heating and externally there is a good sized, enclosed walled garden. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into an open plan living space incorporating the dining area and the lounge.

DINING AREA

4.30m (14'1") x 4.01m (13'2")

With double glazed bay window to the front, decorative exposed chimney breast, meter cupboard, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard, open plan into the lounge.

LOUNGE AREA

4.01m (13'2") x 3.37m (11'1")

With decorative exposed chimney breast, radiator, wooden laminate flooring, uPVC glazed double doors opening to the rear, door into the kitchen.

KITCHEN

3.10m (10'2") x 2.13m (7')

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven and four ring electric hob with stainless steel cooker hood above, two double glazed windows to the side, tiled flooring, coving to ceiling, open plan doorway into the utility area.



UTILITY AREA

2.13m (7') x 0.92m (3')

With space for washing machine and tumble dryer, tiled flooring, uPVC half glazed door opening to the rear, door into the shower room.

SHOWER ROOM

2.00m (6'7") x 1.55m (5'1")

Fitted with a three-piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, pedestal wash hand basin, low-level WC, chrome radiator/towel rail, extractor fan, splashbacks, obscure double glazed window to the rear, wood effect laminate flooring.

FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM 1

4.30m (14'1") x 4.01m (13'2")

A double bedroom with double glazed window to the front, decorative feature fireplace, radiator.

BEDROOM 2

3.37m (11'1") max x 3.01m (9'10")

A second double bedroom with double glazed window to the rear, decorative feature fireplace, radiator.

BEDROOM 3

3.10m (10'2") x 2.13m (7')

A single bedroom with double glazed window to the rear, radiator, coving to ceiling.



OUTSIDE:

FRONT

The front of the property has a wall mounted water butt.

REAR

The rear opens to an L shaped, walled garden measuring **13.96m (45'9") at longest x 4.17m (13'8") at widest**. The garden comprises a lower courtyard area rising to a lawned area with flower borders and a gate accessing the rear service lane.